

Dear

My name is Adrian Stalanowski director of Velvet Letting Ltd, I would like to talk to you about renting your house.

If you considering to rent your house out fast, we guarantee you rent for long term without monthly fees.

Throughout our agreement we guarantee your rent payment every month for the duration of our agreement. This payment is secured whether the property is vacant or not.

Because we are private investors you will save thousands on fees and estate agents commissions.

We have experience in maintain of the Landlord properties in Swansea since May 2016. We take care of our Landlords houses like our own.

I wish to leave you with our offer for kind consideration and there is ample time and opportunity for any queries or concerns which you may have.

I look forward to hearing from you soon but, until then, keep up the good work.

Yours sincerely,

Adrian Stalanowski

**Mobile:** 07487838340

**Email:** [velvet.letting@gmail.com](mailto:velvet.letting@gmail.com)



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## LANDLORD DO NOT LOOSE YOUR MONEY

### GROSS or NET rental income

Naturally, some landlords tend to focus on only their **estimated GROSS rental income**, so we aim to provide an example of the associated costs incurred in running property.

The example below represents a hypothetical house. These figures are not intended to mislead, they are merely listed to raise an awareness for a fair comparison.

The age, location and size of a property and the type of tenants can result in varying figures, which only the landlord will best understand.

Please apply your own figures, taking into consideration the additional notes made below the calculation.

#### Using an Agency

Gross Rental Income £ 900  
(a) Management Fee @ 10% £ 90-  
(b) Voids @ 8.3% £ 74.70-  
(c) Maintenance @ 10% £ 90-  
(d) Annual Costs £ 100.-

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Net Income: £ 545.30

#### Our Offer

Gross Rental Income £ 700  
(a) Management Fee @ 0.00  
(b) Voids @ 0.00  
(c) Maintenance @ 0.00  
(d) Annual Costs £ 0.00

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Net Income: £ 700

*(a) Self-managing your property? Have you considered what your time and stress is worth?*

*(b) Based upon the property being empty for 1 month per year.*

*(c) This could vary wildly, depending upon your tenants, the property's age and pure luck!*

*(d) Based only upon 1 month's rent for an annual tenant find, divided by 12 months. Does not include inventories, renewals, deposit registrations, etc.*

### Other Considerations

- What if just one of your tenants were to go into arrears? Have you considered the loss of income, the court costs, the stress and your time?
- What happens when you need to refurbish your property?
- Who is going to manage it and what cost or time will this involve?
- Is the fluctuation in your net profit difficult and stressful to estimate each month? Wouldn't you prefer to know exactly what's coming into your bank account each month, without any surprises?

With our landlords ***Guaranteed Rent***, all of these questions are answered.